

## NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Council will convene as the Board of Adjustments during a public meeting on Thursday, July 11th, 2013, at 7:00 p.m. in the City of Williams Council Chambers located at 113 S. First Street, Williams, Arizona, 86046. All interested persons may attend and address their comments to the Board or may submit written comments to the Board of Adjustments, Attention: Planning Administrator at the above address.

The following public matter will be heard: Request by LOVE'S Travel Stop for a sign variance. LOVE'S is requesting additional signage and size for a proposed 11.25 acre development in the 1500 block of North Grand Canyon Boulevard.

For further information, please contact Tim Pettit at 928-635-4451.

Email: [tpettit@williamsaz.gov](mailto:tpettit@williamsaz.gov)

You can review the proposal on our city website. [www.williamsaz.gov](http://www.williamsaz.gov) and a copy will be at the front desk of City Hall.

**City of Williams  
Planning and Zoning Application Form**

Owner of the Property Name <u>Lazy E, LLC</u> Date <u>05/16/13</u>	
Address (Street) <u>PO Box 10100</u> (City) <u>Phoenix</u> (State) <u>AZ</u> (Zip) <u>85054</u>	
Telephone (Home) _____ (Business) <u>602-390-5955</u>	
Person Responsible for the Application (Attach authorization letter from owner)	
Name <u>Effective Images, Inc</u> Telephone (Home) _____ (Business) <u>605-753-9700</u>	
Address (Street) <u>2010 10<sup>th</sup> Ave SW</u> (City) <u>Wakarusa</u> (State) <u>SD</u> (Zip) <u>57201</u>	
Property Location Address (Street) <u>N/A</u> Acreage <u>11.25</u> APN <u>200090024; 20009002W; 20009020</u>	
Fees Received \$ _____	Received by _____ Date _____

<u>Type of Application</u>	<u>Fees</u>
<input type="checkbox"/> <b>Concept Plan Review</b> (6 copies)	\$50.00
<input type="checkbox"/> <b>Conditional Use Permit</b> (25 copies of plan)	\$500.00 plus \$250.00 per principal building plus \$200.00 per sheet
<input type="checkbox"/> <b>Development Master Plan</b> (25 copies of plan)	\$1,000.00 plus \$25.00 per acre plus \$200.00 per sheet
<input type="checkbox"/> <b>Minor Subdivision</b> (25 copies of plan)	\$250.00 plus \$15.00 per lot
<input type="checkbox"/> <b>Rezoning</b> (20 copies of plan)	\$750.00 per each zoning district plus \$75.00 per acre plus \$200.00 per sheet
<input type="checkbox"/> <b>Site Plan - Preliminary</b> (25 copies) <b>Final</b>	\$250.00 plus \$250.00 per principal building plus \$200.00 per sheet
<input type="checkbox"/> <b>Subdivision – Preliminary Plat</b> (25 copies of plan)	\$750.00 plus \$25.00 per lot plus \$200.00 per sheet
<input type="checkbox"/> <b>Subdivision – Final Plat</b> (25 copies of plan)	\$500.00 plus \$15.00 per lot plus \$200.00 per sheet
<input type="checkbox"/> <b>Vacation</b> (6 copies of plan)	\$500.00 per each.
<input type="checkbox"/> <b>Special Use Permit</b> (6 copies)	\$250.00 per each.
<input checked="" type="checkbox"/> <b>Variance or Appeal</b> (25 copies of plan) <u>10</u>	\$250.00 per each variance or appeal.

I choose to begin Rezoning and Subdivision – Preliminary Plat at my OWN RISK before water allocation has been received and Final Plat Application is filed. Date <u>5/16/13</u>	
Name <u>Christy Kallenberger</u>	Signature <u>Christy Kallenberger, project coord.</u> <u>Effective Images, Inc.</u>

City of Williams

VARIANCE APPLICATION CHECKLIST

PROPOSED DEVELOPMENT PLANS

Proposed Development Plans and certain supplementary information must be submitted with variance applications, in accordance with the requirements of the Williams City Code, Title 10 (Development Procedures), Chapter 10-2 (Procedures), Article 10-2-03, which are outlined below.

This Checklist **must** accompany all applications, with the boxes **checked** for those items which are being provided. Exceptions to these requirements should be **requested in writing**; the boxes should be **left blank**, and will be initialed by the appropriate City Official upon determination that the proposed plans can be adequately reviewed without those items being provided by the applicant.

**INFORMATION REQUIRED AT TIME OF APPLICATION** (one copy of each, except as noted)

- [  ] 1. Completed application and fees
- [  ] 2. Proof of ownership (title policy) and owner's written consent.
- [  ] 3. Construction schedule
- [  ] 4. A description of the variance request and a statement explaining how it meets the findings of hardship and burden
- [  ] 5. Stamped, addressed envelopes for all property owners within 300 feet of proposed variance

**PROPOSED DEVELOPMENT PLANS – FORMAT** (10 copies)

Proposed Development Plans shall be clearly and legibly drawn, and shall be sized and scaled as follows:

- [  ] 1. The size of the sheet shall be no less than 8 ½ " x 11", and no more that 30" x 36".
- [  ] 2. The scale of the plans shall be 1" = 200' or larger.

**PROPOSED DEVELOPMENT PLANS – CONTENTS** (10 copies)

Proposed Development Plans must be drawn to scale and must show the following:

- [  ] 1. North arrow, date of plan, date of revision, engineer's scale and legend
- [  ] 2. Name of project
- [  ] 3. Vicinity map showing ½ mile radius
- [  ] 4. Address of project
- [  ] 5. Legal description complete
- [  ] 6. Name, address and phone number of owner
- [  ] 7. Zoning on and adjacent to site
- [  ] 8. Name, address and phone number of person responsible for plan
- [  ] 9. Lot size
- [  ] 10. Names and dimensions of adjacent streets
- [  ] 11. Existing/proposed rights-of-way in and adjacent
- [  ] 12. Existing/proposed easements in and adjacent
- [  ] 13. Existing/proposed utility lines (including fire hydrants) and sizes in and adjacent
- [  ] 14. Existing/proposed curb cuts, paved areas, parking areas and sidewalks in and adjacent
- [  ] 15. Existing/proposed waterways and ditches in and adjacent
- [  ] 16. Topography acceptable to the City Planner
- [  ] 17. Existing/proposed flood plain lines in and adjacent
- [  ] 18. A statement: all, part, or none of the property is in the flood plain
- [  ] 19. Existing/proposed structures and their uses, with dimensions and distances from platted property lines
- [  ] 20. Number of employees for non-residential uses



211 10<sup>th</sup> Street SW  
Watertown, SD 57201  
Phone: 605.753.9700  
Fax: 605.753.9701

June 24, 2013

City Planner  
City of Williams  
113 South First Street  
Williams, AZ 86046

Dear City Planner,

Please accept our application for a variance to your sign ordinance for the Love's Travel Stop on the property located in lots 2Y, 2W and a portion of Lot 20 of Grand Canyon Business Center as recorded in the Stoneman Properties Results of Survey in Williams, AZ. Zoning for the property is CBD. The boundaries of the property intended for development are in Zone X, not in the 100 year flood plain or watercourse, nor anticipated to impact such, per FIRM #004005C339G.

The owner of the property is Lazy E, LLC, Stanford J. Stoneman, manager, PO Box 10100 Phoenix, AZ 85054; 602.390.5955.

**Request #1:** The ordinance for a Freestanding sign states that the maximum height shall not exceed 60' and a maximum size of 300 sq. feet. We would like your approval to install a Hi Rise pole sign at 60' height with 558 sq. feet of total sign area. The purpose of the pole sign is to safely direct traffic from the interstate towards the facility and to take the appropriate exit. These signs on the structure include the Love's logo, the Fuel Price Sign, CAT scale and Carl's Jr. Strict enforcement of the code would provide a hardship with the angle in which the sign would be viewed by drivers and the structure being located approximately 1,100 feet from the interstate. The majority of other businesses in this same district are located closer to the interstate. Strict enforcement of the 300 square feet sign area would deprive the Love's and Carl's Jr and Pricer signs to be easily identified. Granting the variance does not constitute a special privilege, as there are 3 businesses being advertised on the sign and prior variances have been granted to other businesses, based on individual circumstances. The structure will be engineered to code, and would not be detrimental to public health, safety or welfare or materially injurious to properties in the vicinity. The signs would be aesthetically appealing with the Love's, Carl's Jr and CAT scale logos. The Hi Rise Structure is on premise that would be located away from the parking lot and outside of the Right of Way.

**Request #2:** The ordinance for a Freestanding sign states that one sign is allowed per each public street frontage. We would like your approval to install a 21' Street Sign structure near the Auto Entrance along Grand Canyon Blvd. The Street Sign would allow the local auto traffic from the City of Williams to view the fuel price at Love's as the Hi Rise structure wouldn't be easily viewed from Grand Canyon Blvd. Love's Travel Stop caters to a variety of customers including Trucks, RV's and automobiles, both local and interstate traffic. This sign is intended for the

view of the local traffic. Many of the businesses in the area have a 2<sup>nd</sup> pole sign, thus strict enforcement would deprive Love's of the privileges enjoyed by others. Granting the variance would grant a consistency with the other properties in the area. This structure would be engineered to code and meet all specifications. The Street sign structure would not detract from the attractiveness of the neighborhood as it is designed with the Love's and Carl's Jr. colors and logos. Traffic flow will not be disrupted as it will be located outside of the right of way on Love's property.

**Request #3:** The ordinance for directional signs states that the maximum square footage is not to exceed 6 square feet in area and 3 feet in height. We are requesting a height variance of 21' 4 1/2" for a CAT scale structure. The height is necessary to safely guide the trucks onto the scale between the 2 poles and to bring the 2' x 3' instruction sign into their line of sight. We are also requesting a variance for the 5' 4 1/2" x 20' (107.50 sq. feet) CAT scale sign which directs the trucks to the side they need to drive under. Strict enforcement to the zoning code would provide a hardship for the truck drivers to locate the CAT scale on the property and would cause difficulty for them to position their truck on the scale. Circumstances requiring the scale generally don't apply to other parcels in the area as this is a service to weigh semi-trucks at a truck stop. Strict enforcement of the zoning code would deprive the scale location to be identified by the truck drivers to know which way to enter the scale and they wouldn't be able to easily read the instructions. Granting the variance would not constitute a special privilege as it is an amenity provided at a Truck Stop, not typically at other businesses. The structure will be engineered to code, and would not be detrimental to public health, safety or welfare or materially injurious to properties in the vicinity. The granting of the variance will not detract from orderliness of neighborhood as it will be located away from the main road near truck parking. It will not interfere with traffic on streets as it would be located behind the main Love's building.

**Request #4:** The ordinance for directional signs states that the maximum square footage is not to exceed 6 square feet in area and 3 feet in height. We would be requesting variances for height and square footage for (3) Love's directional signs each with 18.5 square feet and 6' 1" in height and a height variance for (1) Carl's Jr directional sign at a height of 4'. Strict enforcement to the zoning code would provide a hardship for drivers to be able to read the directional signs and they will not be located in the line of sight. The Travel Stop will have separate entrances for autos and trucks, if drivers aren't able to recognize this it could result in traffic entering into the wrong area. Granting the variance would not constitute a special privilege as it is intended only for the safety of the patrons. The purpose is to direct traffic flow and minimize accidents in the vicinity. The directional signs will not contain any advertising, but will correspond to the colors and design with the other signs located at Love's. The directional signs will not interfere with the flow of traffic as the majority of drivers have decided to patronize Love's and the signs are intended to direct customer traffic to correct area.

We appreciate the opportunity to meet with you to allow us to present our proposal. Thank you for your time and consideration.

Sincerely,



Christy Kallenberger  
Project Coordinator  
Effective Images, Inc.

**LOVE'S TRAVEL STOP SIGN PROGRAM  
WILLIAMS, AZ**

		<u>Sign sq ft.</u>
<u>REQUEST #1</u>		
HI-RISE SIGN @ 60' OAH:	Love's, Carl's Jr., Pricer	558.00
	<b>TOTAL SQUARE FEET HI-RISE SIGN:</b>	<b>558.00</b>
 <u>REQUEST #2</u>		
STREET SIGN @ 21' OAH:	11' 3" x 9' Love's/ Pricer/ Carl's Jr	101.25
	<b>TOTAL SQUARE FEET STREET SIGN:</b>	<b>101.25</b>
 <u>REQUEST #3</u>		
CAT SCALE SIGN:	5' 4-1/2" x 20' Cat Scale Sign	107.50
	2' x 3' Cat Scale Sign	6.00
	<b>TOTAL SQUARE FEET CAT SCALE SIGN:</b>	<b>113.50</b>
 <u>REQUEST #4</u>		
DIRECTIONAL SIGNS:	3' 1" x 6' Directional	18.50
	3' 1" x 6' Directional	18.50
	3' 1" x 6' Directional	18.50
	1' 6" x 3' 1" Carl's Jr Directional	4.63
	<b>TOTAL SQUARE FEET OF DIRECTIONAL SIGNS:</b>	<b>60.13</b>
	<b>TOTAL PROPERTY SIGN SQUARE FOOTAGE:</b>	<b>945.42</b>

OTHER ALLOWED SIGNS

**BUILDING SIGNS:**

Front Elevation	4' x 5' Heart & 44" Love's letters	74.60
	30-1/8" x 86 -1/2" Carl's Jr	18.10
		<b>92.70</b>

**TRUCK TIRE CARE SIGNS:**

Front Elevation	4' 10" X 4' 9-1/4 " Love's Truck Tire Care	19.84
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06/26/13 CK

LOVE'S HI-RISE - WILLIAMS, AZ

OVERALL HEIGHT: 60'  
TOTAL SQUARE FEET: 558



\* DIESEL & LOVES  
INSTALLED TOWARDS  
INTERSTATE/HIGHWAY

SIDE B - NOT TO SCALE

CUSTOMER: LOVE'S	ACCOUNT REP: KARI KEUP	SCALE: 1/8" = 1'	<p>211 10th Street SW Watertown, SD 57201 Phone: 605.753.9700</p>	PLEASE SIGN & FAX TO: (605) 753-9701		
LOCATION: WILLIAMS, AZ	DATE: 5/17/13	DRAWING NUMBER: A58115-162 OPT. 4		DRAWN BY: ML	REVISION #: 1(6/20/13)	SALES ORDER #: .
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\* OVERALL HEIGHT: 21'  
 \* TOTAL SQUARE FEET: 101.25

LOVE'S STREET SIGN  
 WILLIAMS, AZ

SIDE B  
 (NOT TO SCALE)



\* 11' 3" x 9' LOVE'S/  
 PRICER/CARL'S JR.  
 - 20" NUMERALS

\* 9' 9" FROM BOTTOM OF  
 CARL'S JR. TO GRADE

\*\* NOTE: UNLEADED INSTALLED  
 TOWARDS ROAD

CUSTOMER: LOVE'S	ACCOUNT REP: KARI KEUP	SCALE: 1/4" = 1'	 211 10th Street SW Watertown, SD 57201 Phone: 605.753.9700	PLEASE SIGN & FAX TO: (605) 753-9701		
LOCATION: WILLIAMS, AZ	DATE: 05/14/13	DRAWING NUMBER: A5835-145		CUSTOMER APPROVAL: _____ DATE: _____	DRAWN BY: TB	REVISION #: 1 - 06/20/13
* COMPUTER GENERATED COLORS IN THIS DRAWING MAY NOT EXACTLY MATCH THE FINISHED SIGN COLORS @THIS DRAWING IS THE PROPERTY OF EFFECTIVE IMAGES. ANY REPRODUCTION IS PROHIBITED.						

20'-0"

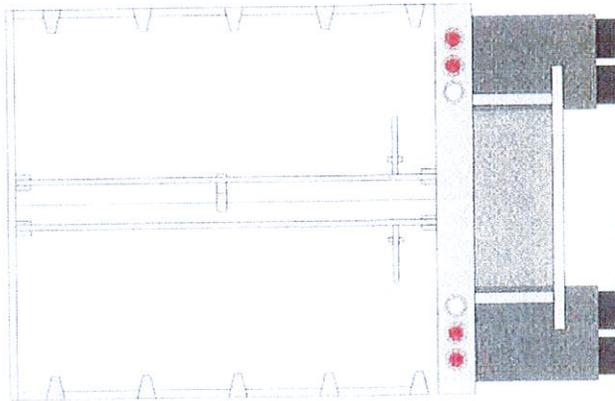


5'-4 1/2"

16'-0"

"ENTER"

"DO NOT ENTER"



FRONT VIEW

END VIEW

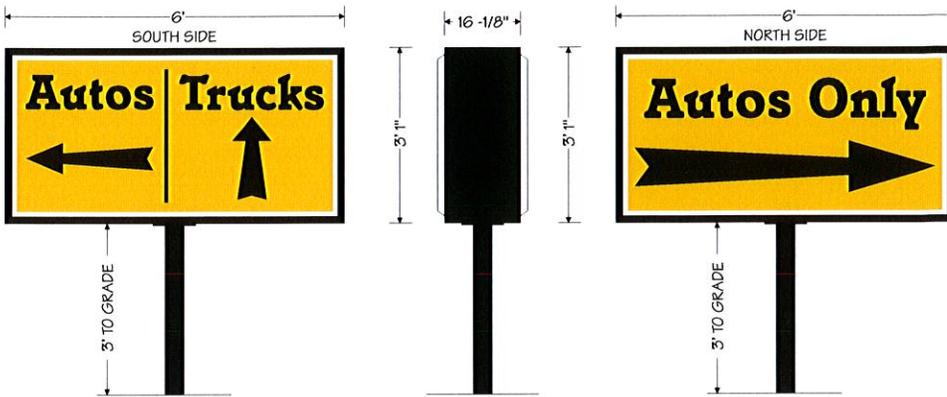
STD CAT SCALE 5 x 20 D.F. SIGN

CAT SCALE, VARIOUS LOCATIONS SCALE 1/4" = 1'-0"

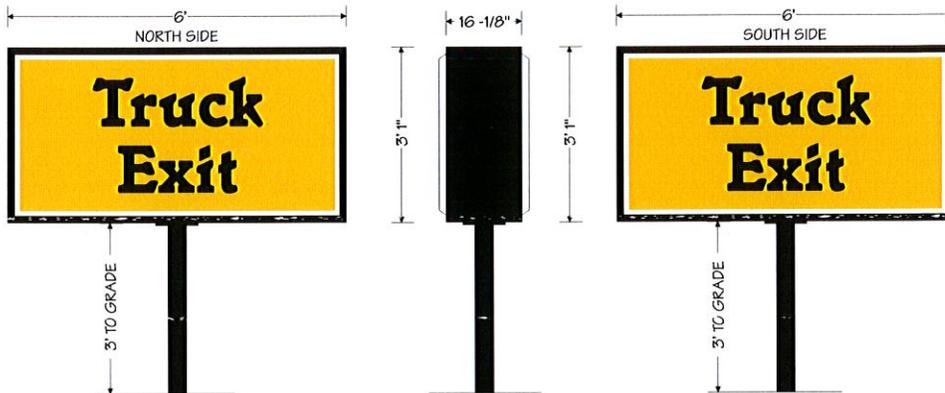
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**EAGLE SIGN**

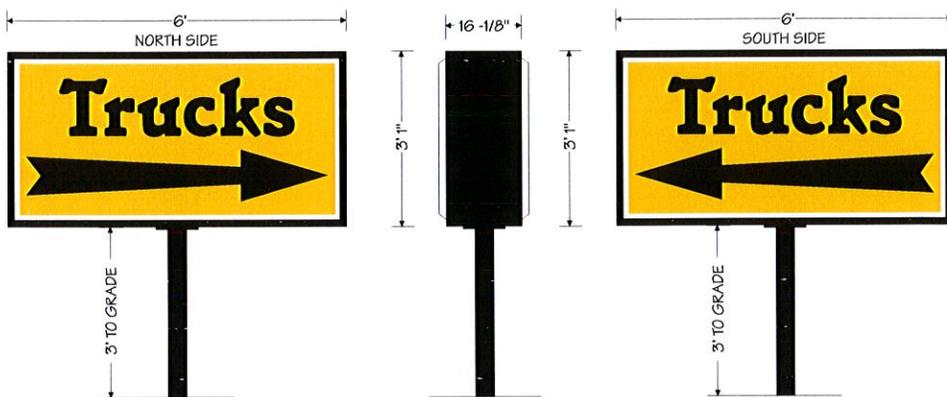
# LOVE'S DIRECTIONAL SIGNS



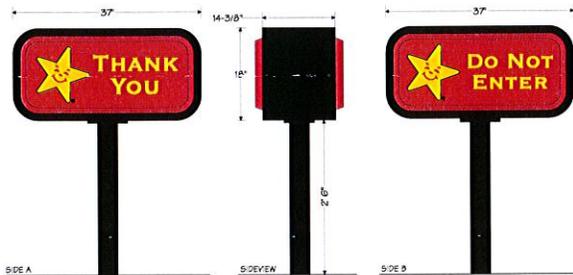
DIRECTIONAL SIGN #1  
SOUTH SIDE OF  
AUTO ENTRANCE  
(18.50 SQ. FT.)



DIRECTIONAL SIGN #2  
SOUTH SIDE OF TRUCK EXIT  
(18.50 SQ. FT.)



DIRECTIONAL SIGN #3  
NORTH SIDE OF TRUCK  
ENTRANCE  
(18.50 SQ. FT.)



DIRECTIONAL SIGN #4  
NEAR DRIVE THRU EXIT  
(4.63 SQ. FT.)

CUSTOMER: LOVE'S	ACCOUNT REP: KARI KEUP	SCALE: N/A	 211 10th Street SW Watertown, SD 57201 Phone: 605.753.9700	PLEASE SIGN & FAX TO: (605) 753-9701		
LOCATION: WILLIAMS, AZ	DATE: 06/20/13	DRAWING NUMBER: N/A		CUSTOMER APPROVAL: _____	DATE: _____	
			DRAWN BY: CK	REVISION #:	SALES ORDER #:	
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# LOVE'S BUILDING SIGNS



QTY. (1) ON FRONT ELEVATION  
ABOVE THE FRONT DOOR. LED  
ILLUMINATION.  
(74.6 SQ. FT.)



QTY. (1) ON FRONT ELEVATION  
LED ILLUMINATION.  
(18.5 SQ. FT. /SIGN)

CUSTOMER: LOVE'S	ACCOUNT REP: KARI KEUP	SCALE: N/A	 211 10th Street SW Watertown, SD 57201 Phone: 605.753.9700	PLEASE SIGN & FAX TO: (605) 753-9701		
LOCATION: WILLIAMS, AZ	DATE: 06/20/13	DRAWING NUMBER: N/A		CUSTOMER APPROVAL: _____	DATE: _____	
			DRAWN BY: CK	REVISION #:	SALES ORDER #:	
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# LOVE'S TIRE CARE BUILDING SIGNS



Qty (1) 4' 10" X 4" 9-1/4" Truck Tire Care  
 on front elevation.  
 (copy may vary)  
 (19.84 sq. ft. / sign)

CUSTOMER: LOVES	ACCOUNT REP: KARI KEUP	SCALE: N/A	 211 10th St SW Watertown, SD 57201 Phone: 605.753.9700	PLEASE SIGN & FAX TO: (605) 753-9701		
LOCATION: WILLIAMS, AZ	DATE: 06/20/13	DRAWING NUMBER: N/A		DRAWN BY: CK	REVISION #:	SALES ORDER #:
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May 16, 2013

City of Williams  
113 South First Street  
Williams, AZ 86046

To whom it may concern:

I, Stanford J Stoneman, manager of Lazy E, LLC, authorize Love's Travel Stops and Country Stores, Inc. and their representatives to apply for a sign variance with the City of Williams, Arizona for parcel #'s 200-09-002Y; 200-09-002W; and 200-09-020 for their proposed Travel Center.

Sincerely,



Lazy E, LLC  
P.O. Box 10100  
Phoenix, Arizona 85054  
Stanford J Stoneman, manager

602.390.5955

Escrow Officer: Not Applicable  
Lawyers Service Center  
914 E. Gurley Street, Suite 2  
Prescott, AZ 86301

Lawyers Title of Arizona, Inc

Representing Commonwealth Land Title Insurance Company

SCHEDULE A

Commitment No.: 01788410-739-SPC

1. Effective Date: March 1, 2013 at 7:30 a.m.
2. Policy or Policies to be issued: Amount of Insurance:  
**ALTA Extended Owners Policy (6-17-06)**   
Proposed Insured:  
**Love's Travel Stops & Country Stores, Inc., an Oklahoma corporation**  
**None** \$0.00  
Proposed Insured:  
**None** \$0.00  
Proposed Insured:
3. The estate or interest in the land described or referred to in this Commitment and covered herein is:  
  
**A FEE**
4. Title to said estate or interest in said land is at the effective date hereof vested in:  
  
**Lazy E, L.L.C., an Arizona limited liability company which acquired title as Lazy E, LLC, an Arizona limited liability company**
5. The land referred to in this commitment is described as follows:  
**See Exhibit A attached hereto and by reference made a part hereof.**

Title Officer: Steve Markison/  
Typist: jns  
Amended: No.

81C101 (6/06) ALTA Commitment - 2006

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